



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: **Conditional Use Permit 17-013 – Airport Cell Tower - Beacon**
4960 Wing Way / APN 025-453-008 & 021
Applicant – Sequoia Development Services on behalf of Verizon Wireless
A request to establish a 72-foot tall cellular mono-pole with aircraft beacon light

Date: December 12, 2017

Facts

1. Verizon Wireless is proposing to install a Wireless Communication Facility (WCF) on a site within the Paso Robles Airport, at 4960 Wing Way (See Vicinity Map, Attachment 1).
2. The Airport is located within the AP-PD (Airport, Planned Development Overlay) zoning district.
3. Table 21.16.200 of the Zoning Code indicates that a Conditional Use Permit (CUP) is required for WCFs in the AP zone.
4. The proposed facility would consist of the installation of a 72-foot tall mono-pole that would have six (6) panel antennas along with a 4-foot microwave dish. At the top of the mono-pole would be an airport rotating beacon. Support equipment would be located on the ground adjacent to the mono-pole within a fenced enclosure.
5. The Development Review Committee (DRC) reviewed this project at their meeting on October 9, 2017. The DRC recommend that the Planning Commission approve the CUP request.
6. The Airport Commission reviewed the project at their meeting on October 26, 2017. On a unanimous vote, the Commission approved the concept of the cell tower and its appearance and recommended that the Planning Commission approve the CUP.
7. This application is categorically exempt from environmental review per Section 15303 (small structures) of the State's Guidelines to Implement CEQA.

Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the draft Resolution A (Attachment 2), approving the proposed Conditional Use Permit 17-013, subject to site specific conditions of approval;
2. Refer back to staff for additional analysis;
3. Deny the conditional use permit with the adoption of findings of denial.

Agenda Item 1

Analysis and Conclusions

The proposed 72-foot tall cellular mono-pole with aircraft beacon would replace the existing 55-foot tall beacon at the airport (See photos below). The mono-pole would be painted red and white stripe as required by the FAA for the marking of airport equipment.

Existing 55-foot tall Beacon



Proposed 72-foot tall Mono-pole with Beacon



It would seem that the proposed mono-pole design would meet the camouflage requirements, since it would look similar to the existing beacon as well as function as an aircraft beacon.

Options

Option 1. Approval of the CUP subject to standard and site specific conditions of approval.

Option 2. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the project as it is proposed.

Option 3. The Planning Commission would have to make findings to support denial of the project.

Fiscal Impact

Since this facility is located on City owned property, the City will be receiving a monthly lease fee from Verizon which will be a positive impact on the City's general fund.

Agenda Item 1

Recommendation

Option 1. Approve the draft Resolution A, approving the proposed Conditional Use Permit 17-013, subject to site specific conditions of approval.

Attachments

1. Vicinity Map
2. Draft Resolution A
 - A-1. Overall Site Plan
 - A-2. Enlarged Site Plan
 - A-3. Architectural Elevations
3. Mail Affidavit
4. Newspaper Affidavit

Attachment 2 Draft Resolution A

**RESOLUTION NO: PC 17-XXX
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-013
(4960 Wing Way – Airport WCF)
APN: 025-453-008 & 021**

WHEREAS, Verizon Wireless is proposing to install a Wireless Communication Facility (WCF) on a site within the Paso Robles Airport, at 4960 Wing Way; and

WHEREAS, the Airport is located within the AP-PD (Airport, Planned Development Overlay) zoning district; and

WHEREAS, Table 21.16.200 of the Zoning Code indicates that a Conditional Use Permit (CUP) is required for WCFs in the AP zone; and

WHEREAS, the proposed facility would consist of the installation of a 72-foot tall mono-pole that would have six (6) panel antennas along with a 4-foot microwave dish and at the top of the mono-pole would be an airport rotating beacon; and

WHEREAS, the Airport Commission reviewed the project at their meeting on October 26, 2017, on a unanimous vote, the Commission approved the concept of the cell tower and its appearance and recommended that the Planning Commission approve the CUP; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15303 (small structures) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on December 12, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

In considering whether to grant a conditional use permit or WCF permit, as may be required under [Section 21.20B.060](#), the decision maker shall consider the following factors:

A. Compliance with the design and development standards in this chapter and with the applicable zoning standards where the WCF is proposed to be located; the facility has been designed in a manner to have a similar appearance to the existing aircraft beacon pole. At the airport

B. Height and setbacks; the project is proposed to be 72-feet in height, which is 22-feet taller than the

Agenda Item 1

50-foot building height limit for the AP zone. Based on the site being at the airport, where tall structures, including antennas are typically taller than the buildings this 72-foot tall mono-pole would seem appropriate.

C. Proximity to residential uses; this site is not in proximity to residential uses.

D. The nature of uses on adjacent and nearby properties; the site is located on the airport, where office, aviation, and manufacturing buildings are in close proximity.

E. Surrounding topography and landscaping; the site is flat with minimal landscaping.

F. Quality and compatibility of stealth design and screening; the facility is designed to be similar in appearance to the existing beacon and would include beacon light, catwalk, and corresponding aviation colors.

G. Impacts on public views and the visual quality of the surrounding areas; the facility would replace an existing beacon, the facility would seem appropriate in an area where there are existing aviation equipment including antennas.

H. Availability of other facilities or buildings for collocation; the 72-foot tall mono-pole could allow for additional collocation of antennas without the need to increase in height.

I. Impacts to the future use and aesthetics of the PROW and streetscape character; this facility is not located within the public right-of-way.

J. Impacts to historic structures, historic districts, parks and the Downtown historic core; there are no historic structures, districts or parks associated with this project location. The site is not located within the downtown.

Section 3 - Environmental Determination: This application is Categorically Exempt from environmental review per Section 15303 (small structures) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 4 - Approval: Conditional Use Permit 17-013 is approved subject to the conditions of approval attached as Exhibit A:

PASSED AND ADOPTED THIS 12th Day of December 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chairman John Donaldson

Warren Frace, Planning Commission Secretary

**EXHIBIT – A
PROJECT CONDITIONS OF APPROVAL**

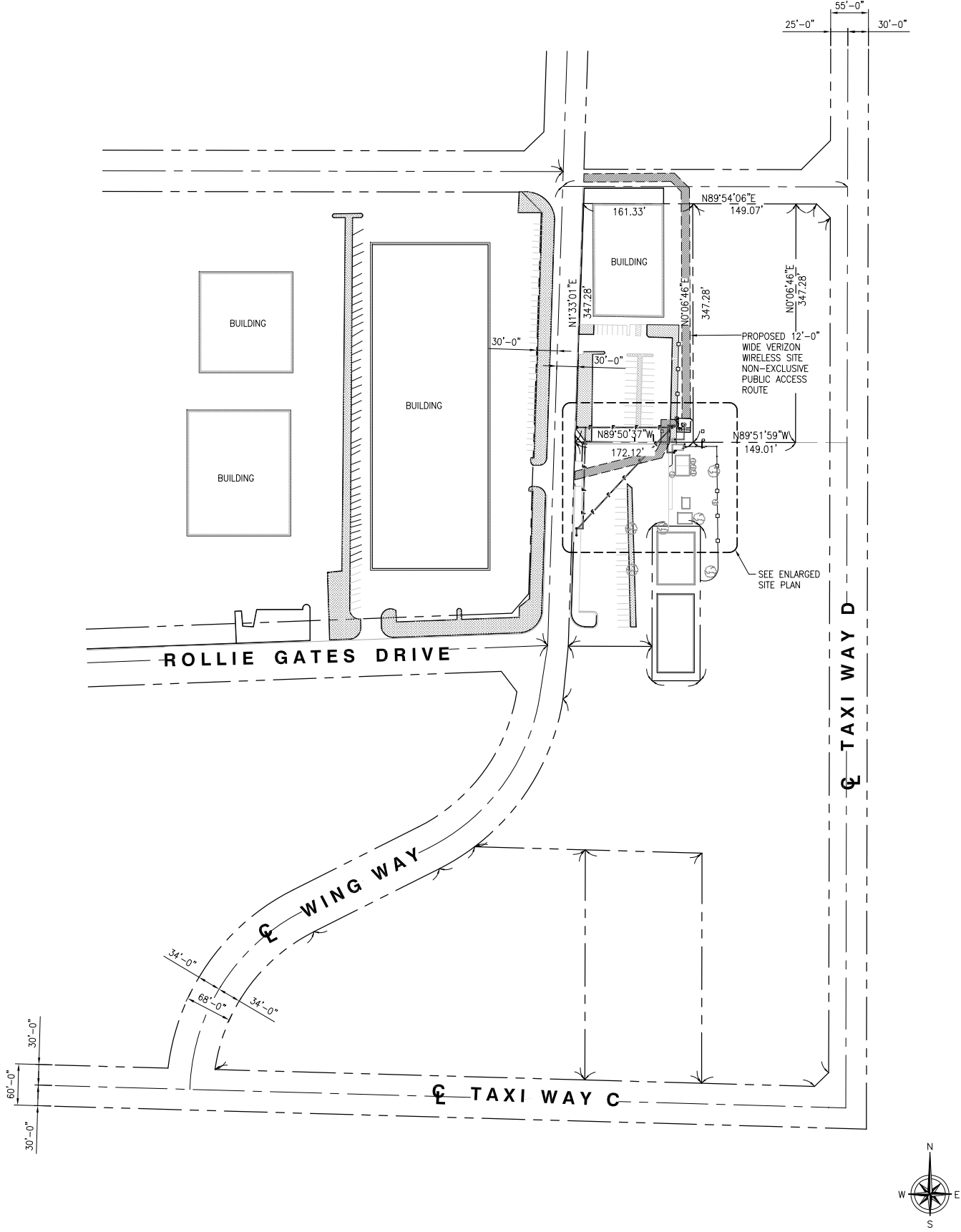
1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A-1.	Overall Site Plan
A-2.	Enlarged Site Plan
A-3.	Architectural Elevations

2. This CUP 17-013 authorizes the construction of 72-foot tall mono-pole with aircraft beacon, along with ground mounted equipment, as described in Exhibits A1 – A3 listed above, at 4960 Beacon Road (APN: 025-453-008 & 021).
3. This project approval shall expire on December 12, 2019, unless a building permit is issued for the project, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable regulations.
5. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING EXACT PROPERTY BOUNDARY, FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
3. NO EXISTING LANDSCAPING AND IRRIGATION SYSTEM ARE BEING REMOVED AND/OR MODIFIED AS PART OF THE PROPOSED INSTALLATION.

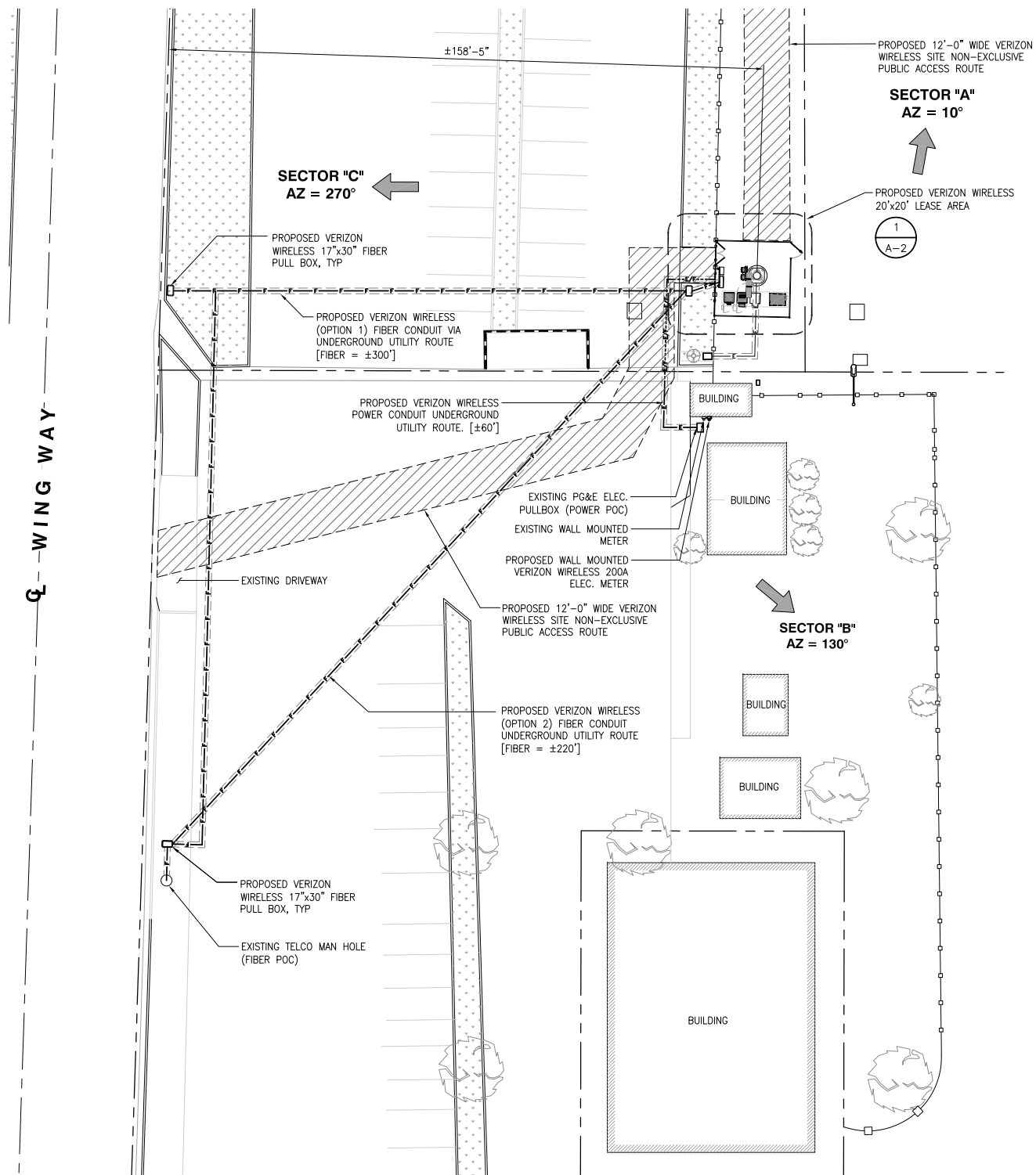


OVERALL SITE PLAN

24"x36" SCALE: 1" = 400'-0"
11"x17" SCALE: 1" = 800'-0"



1 ENLARGED SITE PLAN



24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"



2



2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598



22471 ASPAN STREET, STE 290
LAKE FOREST, CA 92630



10005 MUIRLANDS BLVD.,
SUITES E & F
IRVINE, CA 92618
tel. (949) 202-2311 | fax. (888) 505-2977

REV	DATE	DESCRIPTION
4	09/27/2017	APN REVISED
3	08/02/2017	100% ZONING DRAWING
2	07/18/2017	90% ZONING DRAWING
1	05/23/2017	DESIGN DEVELOPMENT

ISSUED DATE:
SEPTEMBER 27, 2017

ISSUED FOR:
100% ZD SET

LICENSURE:

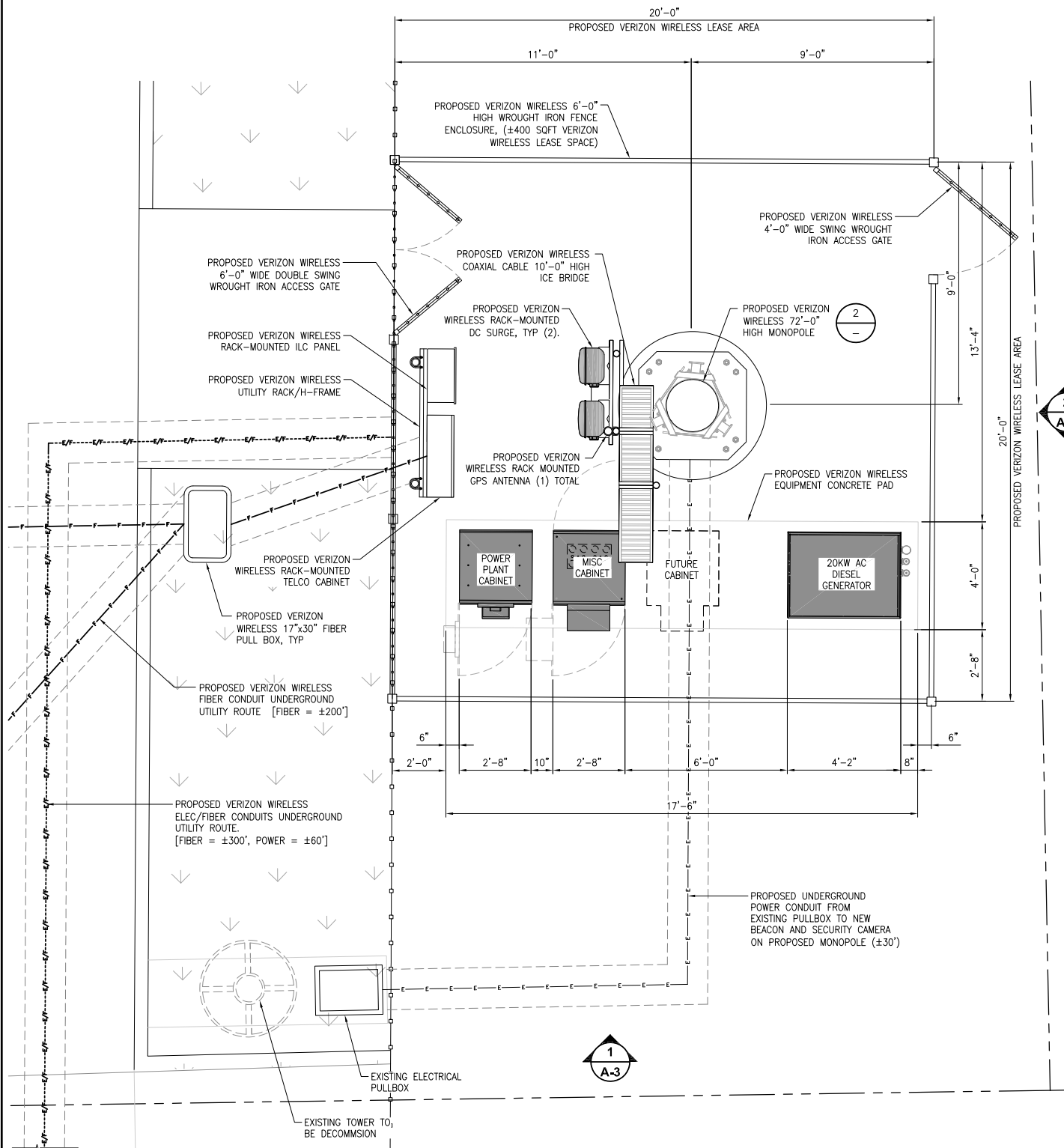
PROJECT INFORMATION:
PASO ROBLES AIRPORT
LOCATION CODE: 438775
4960 WING WAY
PASO ROBLES, CA 93446

DRAWN BY: SVF
CHECKED BY: RGG

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

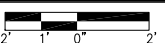
- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING EXACT PROPERTY BOUNDARY, FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
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SEE SHEET A-1 FOR CONTINUATION

EQUIPMENT LAYOUT

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



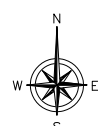
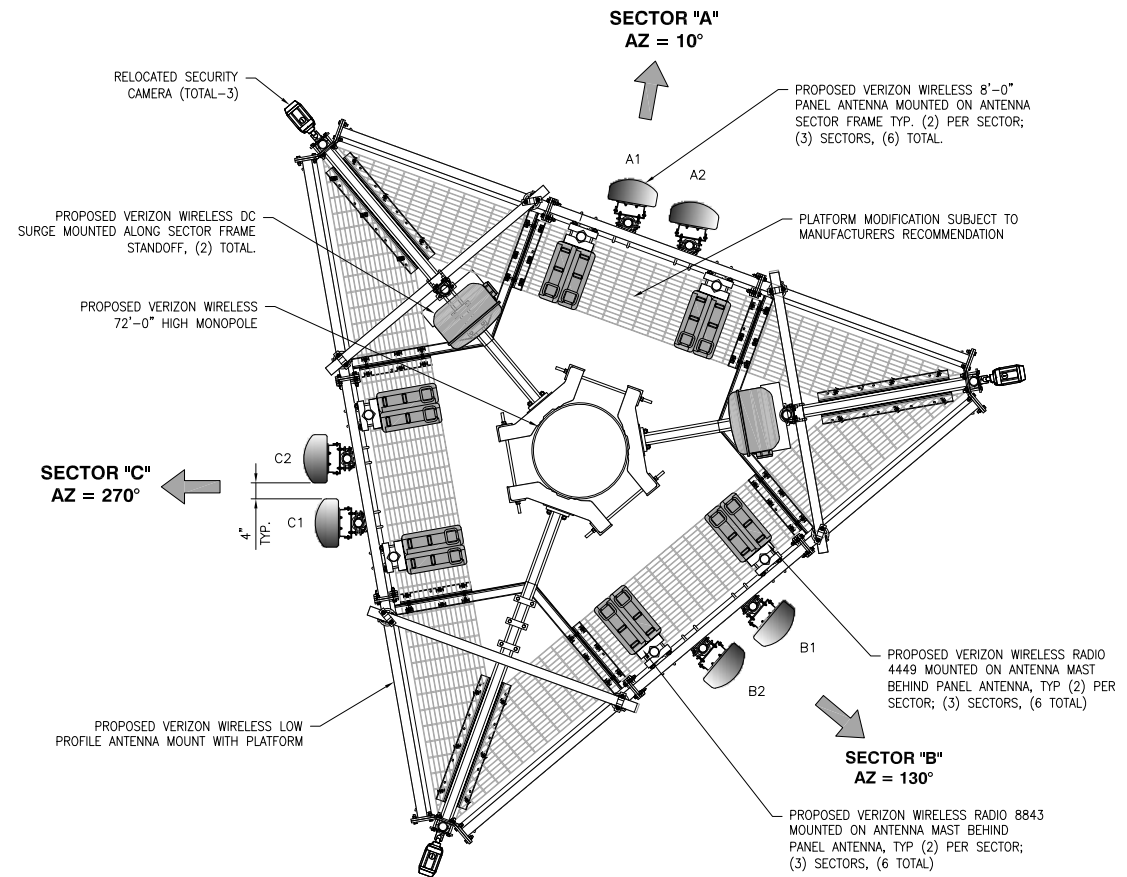
1

ANTENNA LAYOUT

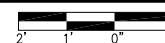
PROPOSED ANTENNA SCHEDULE

ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT	
ALPHA SECTOR	A1	PROPOSED	69°-0"	COMMSCOPE SBNHH-1D65C	10°	1	0	0	±75°-0"	(4) 7/8" COAXIAL CABLES AND (1) 6x12 HYBRID TRUNK	RADIO 8843	1
	A2	PROPOSED	69°-0"	COMMSCOPE SBNHH-1D65C	10°	1	0	0	±75°-0"		RADIO 4449	1
BETA SECTOR	B1	PROPOSED	69°-0"	COMMSCOPE SBNHH-1D65C	130°	1	0	0	±75°-0"	(4) 7/8" COAXIAL CABLES AND (1) 6x12 HYBRID TRUNK	RADIO 8843	1
	B2	PROPOSED	69°-0"	COMMSCOPE SBNHH-1D65C	130°	1	0	0	±75°-0"		RADIO 4449	1
GAMMA SECTOR	C1	PROPOSED	69°-0"	COMMSCOPE SBNHH-1D65C	270°	1	0	0	±75°-0"	(4) 7/8" COAXIAL CABLES AND (1) 6x12 HYBRID TRUNK	RADIO 8843	1
	C2	PROPOSED	69°-0"	COMMSCOPE SBNHH-1D65C	270°	1	0	0	±75°-0"		RADIO 4449	1

- GENERAL NOTES:
1. PROPOSED VERIZON WIRELESS MONOPOLE, PANEL ANTENNAS, MICROWAVE ANTENNA, EQUIPMENT, RRUS, AND POLE TO BE PAINTED PER FAA REQUIREMENTS.



24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



2



REV	DATE	DESCRIPTION
4	09/27/2017	APN REVISED
3	08/02/2017	100% ZONING DRAWING
2	07/18/2017	90% ZONING DRAWING
1	05/23/2017	DESIGN DEVELOPMENT

ISSUED DATE: SEPTEMBER 27, 2017

ISSUED FOR: 100% ZD SET

LICENSURE:

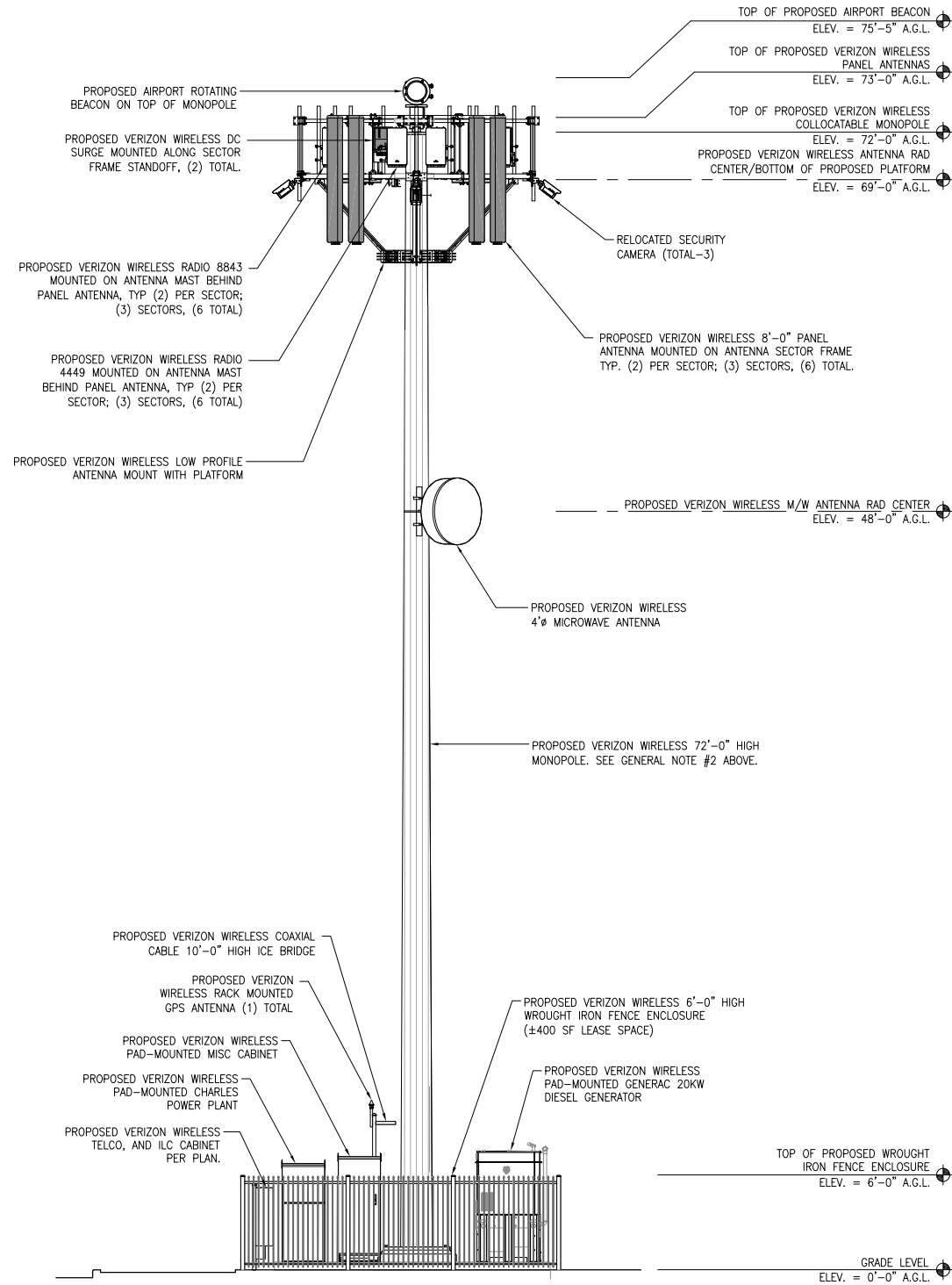
PROJECT INFORMATION:
PASO ROBLES AIRPORT
LOCATION CODE: 438775
4960 WING WAY
PASO ROBLES, CA 93446

DRAWN BY: SVF
CHECKED BY: RGG

SHEET TITLE: ENLARGED SITE PLAN, EQUIPMENT AND ANTENNA LAYOUT

SHEET NUMBER: A-2

- GENERAL NOTES:
 1. PROPOSED VERIZON WIRELESS MONOPOLE, PANEL ANTENNAS, MICROWAVE ANTENNA, EQUIPMENT, RRUS, AND POLE TO BE PAINTED PER FAA REQUIREMENTS.
 2. TOWER MUST BE ENGINEERED FOR TIE OFF SPOT FOR SERVICE LIGHT



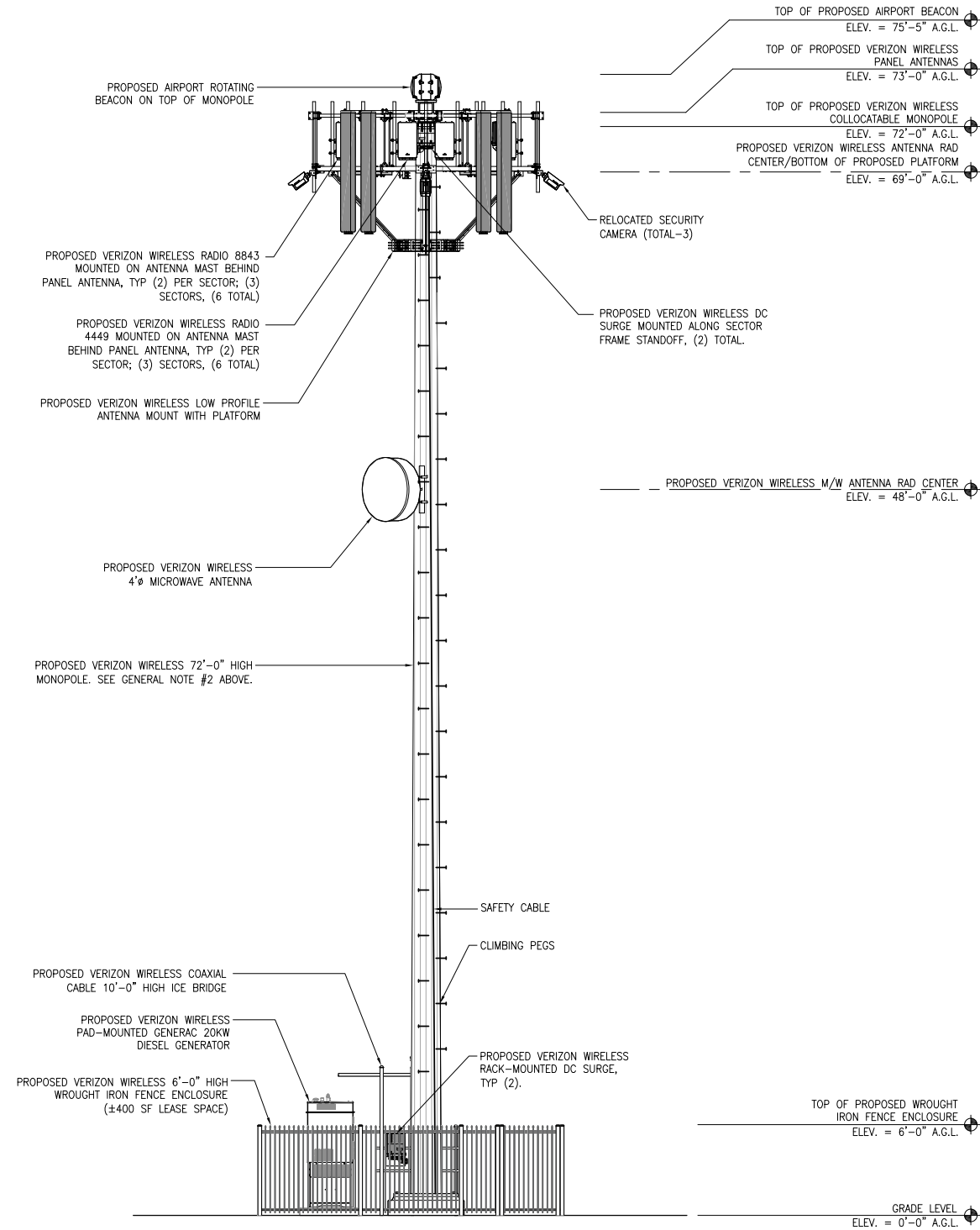
SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"
 4' 2' 0'

1

EAST ELEVATION

- GENERAL NOTES:
 1. PROPOSED VERIZON WIRELESS MONOPOLE, PANEL ANTENNAS, MICROWAVE ANTENNA, EQUIPMENT, RRUS, AND POLE TO BE PAINTED PER FAA REQUIREMENTS.
 2. TOWER MUST BE ENGINEERED FOR TIE OFF SPOT FOR SERVICE LIGHT



24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"
 4' 2' 0'

2



REV	DATE	DESCRIPTION
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LICENSURE:

PROJECT INFORMATION:
PASO ROBLES AIRPORT
 LOCATION CODE: 438775
 4960 WING WAY
 PASO ROBLES, CA 93446

DRAWN BY: SVF
 CHECKED BY: RGG

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

**AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Megan Miller, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 17-013, on this 30th day of November, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Megan Miller

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 12/02/2017

Meeting Date: 12/12/2017
 Planning Commission

Project: CUP 17-013 – Wireless mono-pole
 with aviation beacon

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: *Monica C Hollenbeck*
 Monica C Hollenbeck

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Conditional Use Permit (CUP 17-013), a request to install a new 72-foot tall cellular mono-pole with aviation beacon, with corresponding ground-mounted equipment, within the Paso Robles Airport.

APPLICANT: Verizon Wireless c/o Sequoia Deployment Services

LOCATION: 4960 Wing Way; Assessor's Parcel Number 025-053-016

ENVIRONMENTAL DETERMINATION: This application is Categorical Exempt from environmental review per Section 15303 (small facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, December 12, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darren Nash
Associate Planner
December 2, 2017

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